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June 2, 2005

City of Sunnyvale
Planning Commission
456 West Olive Avenue
Sunnyvale, CA 94087

Re: Supplemental Information for Application for Use Permit - HELP Senior & Vocational
Center 1287 Lawrence Station Road, Sunnyvale, CA (the "Property")

Dear Ladies and Gentlemen,

This law firm represents Help Senior & Vocational Center, which is being founded by Dr. Howard Eldin and Nashrollah "Nick" Badice, as trustee of the Badice Trust.

The Badice Trust is presently under contract to purchase the above-referenced Property, which presently houses a vacant light-industrial/R&D building. My client plans to lease the majority of the Property for commercial use (compatible with the current zoning of the area) while using the balance of the Property, primarily during non-business hours, for a center which shall provide senior and community services.

It should be noted that the City of Sunnyvale has previously approved similar uses in industrial zones. Furthermore, the proposed use of the Property actually attains the objectives and purposes the General Plan of the City of Sunnyvale by supporting a properly planned and balanced community of disparate yet compatible uses. As such, the proposed use of the Property will not limit the possibilities for new industrial uses to move into the area or other commercial users to use the surrounding areas. Therefore, granting the present application would be the appropriate decision to make and consistent with prior city actions.

A. The City Of Sunnyvale Has Previously Approved Similar Uses In Industrial Zones.

1. Chinese Cultural Center

The Chinese Cultural Center (the "CCC") has been permitted to operate by the City of Sunnyvale (the "City") and is located in an industrial zone at 1269 Forgewood Road, Sunnyvale - *two blocks from the Property*. See Exhibit A - a satellite map of the CCC - showing its location with respect to the Property.

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The CCC, at "http://163.29.16.20/sunnyvale/ccc_english/homepage.php," describes its attendance, activities and facilities as follows:

"Hundreds of people visited the [CCC] each day because of its functional interior design, multipurpose facilities and state of the art equipment. Since the center opened, it has hosted more than four hundred of activities each year and has more than 40,000 people attended those activities. The [CCC] has become not only the major congregate setting in the Northern California Chinese Community, but also a valuable source of community and cultural information services and resources."

The CCC has an auditorium which holds 300 people, at any one time, a library, classrooms and computer rooms. Based upon a visual inspection, the CCC building looks to be approximately 5,000 square feet. As indicated above, the CCC is located on Forgewood Road, which is two blocks from the Property. It is surrounded on all sides by industrial businesses.

In comparison, the Property is in an area which can "conservatively" be described as a mixed use area. Further, the Property is directly adjacent to and faces Lawrence Expressway and Highway 237 and will cause no impact upon future industrial uses.

2. Indian Community Center

The Indian Community Center (the "ICC") was granted a use permit by the City of Sunnyvale at the end of 2003 and is located in an industrial zone at 285 N. Wolfe Road, Sunnyvale. See Exhibit B - a satellite map of the CCC - showing its location and surrounding uses.

According to its website, <http://www.indiacc.org>, the ICC provides the Indian community services such as religious and non-religious clubs, affiliate programs, senior programs, culinary programs, art programs, sports and recreational programs, computer classes, academic classes, performing arts, music, dance, yoga and aerobics. The ICC also advertises its facilities, approximately 20,300 square feet, available for rent to the general public.

As Exhibit B illustrates, the ICC is located at the corner of Arques and North Wolf Road, in an industrial zone, adjacent to among other industrial businesses, a computer software company and a Sunnyvale Fire Station.

3. Grace Adult Day Care Center

The Grace Adult Day Care Center ("GADCC") was granted a use permit by the City of Sunnyvale in 2003 and is located in an industrial zone at 1197 E. Arques Avenue, Sunnyvale. See Exhibit C a satellite

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map of GADCC - showing its location and surrounding uses. GADCC is located at the corner of Lawrence Expressway and Arques Avenue and comprises of a 21,000 square foot adult day health care center which provides a full range of health care, rehabilitative, social, psychological, and related support services for the elderly population.

4. Prodigy Child Development Center

The Prodigy Child Development Center (the "PCDC") was granted a use permit by the City of Sunnyvale and is located in an industrial zone at 1155 E. Arques Avenue, Sunnyvale. See Exhibit D - a satellite map of the PCDC - showing its location and surrounding uses. The PCDC is a child day care center serving children through kindergarten and is located less than one block from GADCC in an industrial area.

5. First Korean Church

The First Korean Church was granted a use permit by the City of Sunnyvale and is located in an industrial zone at 1145 E. Arques Avenue, Sunnyvale. See Exhibit E - a satellite map of the First Korean Church - showing its location and surrounding uses. The First Korean Church is a religious institution and is located less than one block from PCDC and GADCC in an industrial area.

6. Maranatha Christian Church

Maranatha Christian Church ("MCC") is located at 1260 Persian Dr. Suite A1, Sunnyvale. See Exhibit F - a satellite map of MCC - showing its location and surrounding uses. MCC is a religious institution and is located directly across Lawrence Expressway from the Property and is located in a mixed-use commercial and retail center across the road from a residential area.

B. The Location Of The Property Is In A Mixed-Use Area Consisting Of Commercial, Retail, Governmental, Office, And Light Industrial Uses.

The Property is located in an area which can "conservatively" be described as a "mixed-use area," rather than an industrial zone, as it is comprised of a plethora of predominately non-industrial uses. As indicated in the Land Use Plan (A2) which is attached hereto as Exhibit G, the Property is directly adjacent to Lawrence Expressway and Highway 237. *A survey of the sixteen (16) closest parcels of property surrounding the Property indicates that only four (4) of those parcels are actually considered and being used as "light industrial."* The remaining twelve (12) properties comprise of "commercial," "office," and "governmental" uses with approximately three (3) nearby parcels being completely vacant. Therefore, the proposed use of the Property will cause no impact upon future industrial, commercial, retail governmental and office uses located in the area.

ATTACHMENT E

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As the Property is not in an exclusively industrial zone, it can not be reasonably asserted that permitting the proposed use of the Property would in anyway discourage or limit possibilities for new industrial uses to move into the area. In fact, as indicated in the numerous examples above, senior and daycare centers as well as cultural and religious institutions being granted use permits in the same and other Sunnyvale industrial zones has not limited such industrial business from moving into the area.

C. A Potential "Proposed Use Study" Should Not Bar the Present Application.

The applicant has been informed that the City is considering a study of proposed uses in the industrial/commercial zones of the City. It is undeniable that the General Plan of the City has gone through many revisions based on such studies, and inevitably will do so again in the future. However, it would be wholly inappropriate to deny the Application based on a potential "Proposed Use Study" which has not been approved, planned, scheduled or funded. *It could take years for such a study to be approved, planned, scheduled, funded, conducted and reviewed.* By an extension of logic and consistency, should the City deny the present Application on the grounds of a future potential Proposed Use Study, the City must deny ALL permit applications until such a study is conducted.

* * * * *

Therefore, I respectfully request that you consider the above when reviewing my client's application and supporting documents. Although my clients and I plan on attending the upcoming Public Hearing, should you have any questions or comments before then, or require any further information, please feel free to contact me. Thank you in advance for your consideration.

Sincerely,

Jason W. Klawitter

Jason W. Klawitter, Esq.

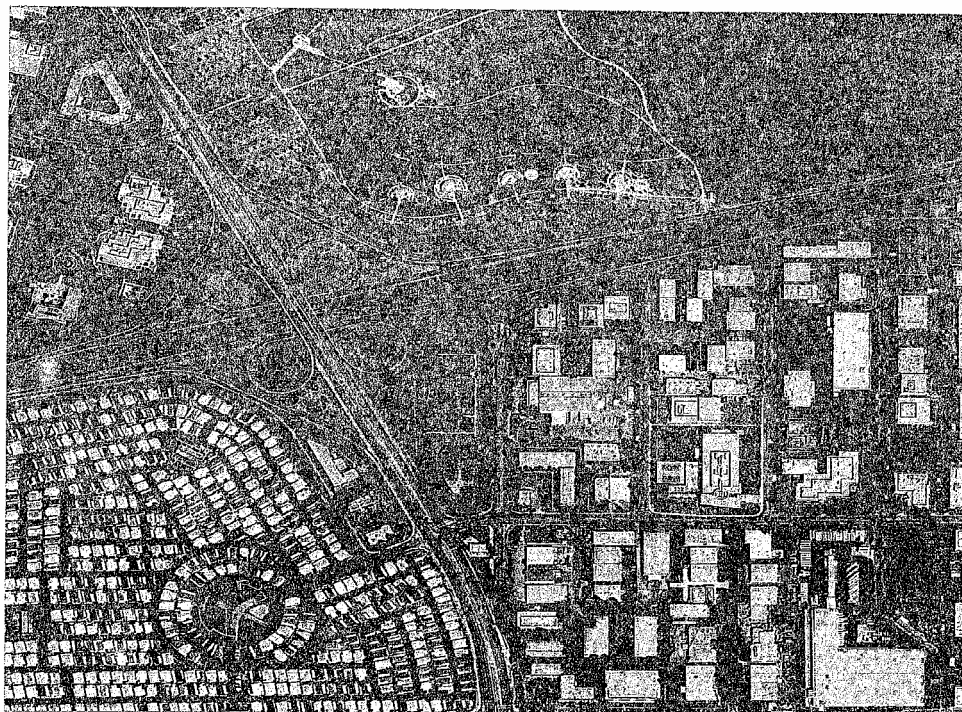
JWK/sk

Enclosures

cc: client



Google Maps
1287 Lawrence Station Rd, Sunnyvale, CA 94089

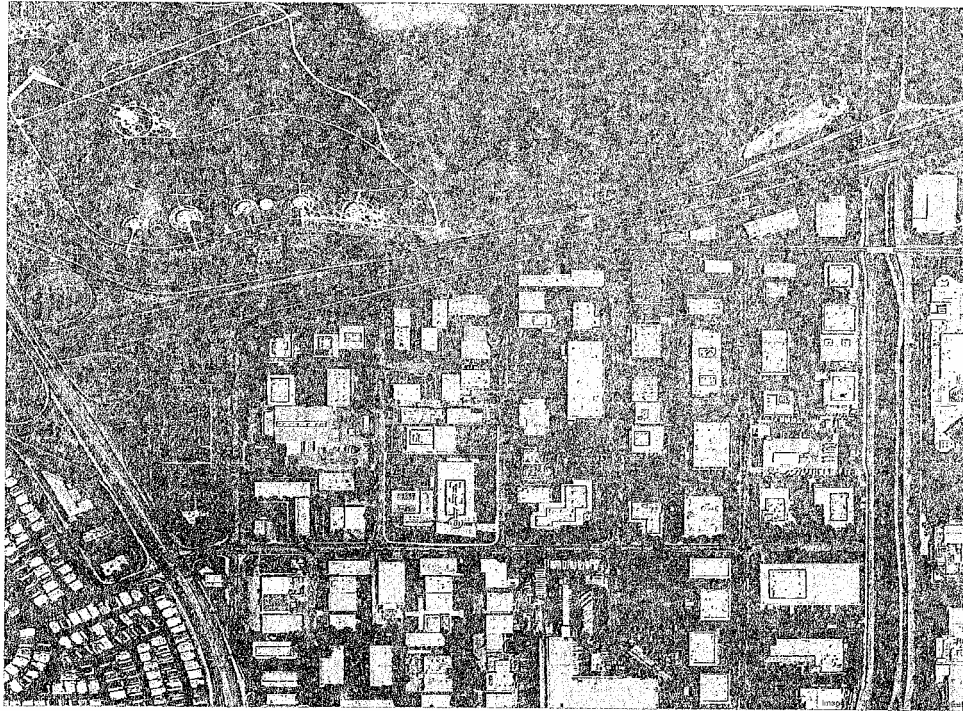


1287 Lawrence Station Rd
Sunnyvale, CA 94089

Proposed Use Site



Google Maps
1269 Forgewood Ave, Sunnyvale, CA 94089



1269 Forgewood Ave
Sunnyvale, CA 94089

Chinese Cultural Center

Exhibit A



Google Maps
285 north wolf road, sunnyvale ca

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285 N Wolfe Rd
Sunnyvale, CA 94085

Indian Community Center

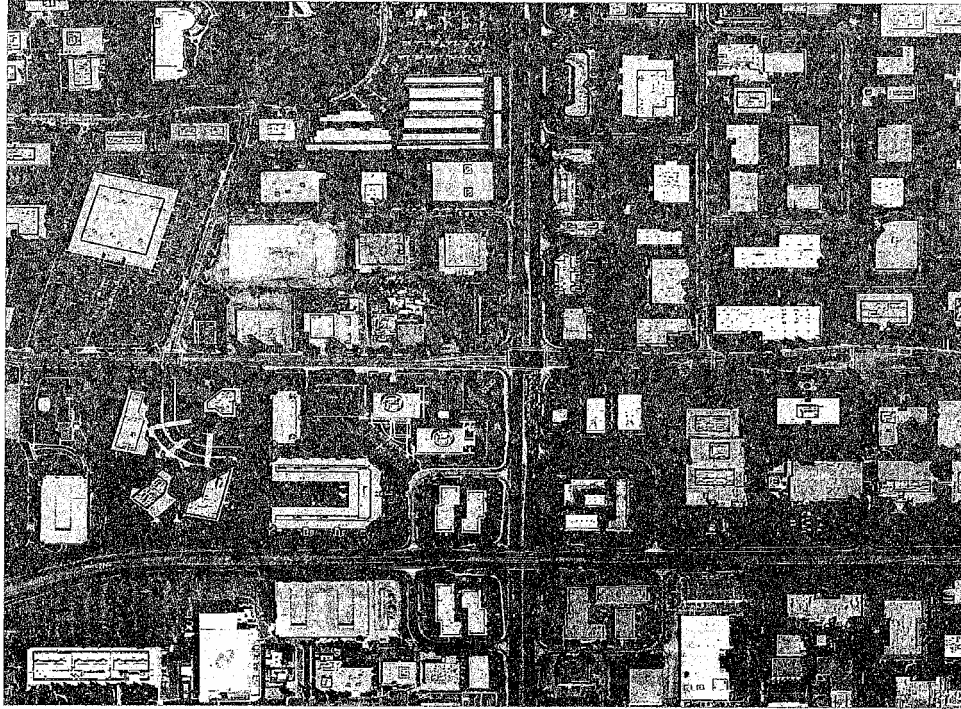
Exhibit B



Google Maps
1197 E Arques Ave, Sunnyvale, CA 94085

ATTACHMENT E

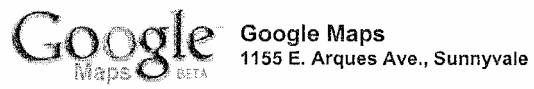
Page 8 of 30



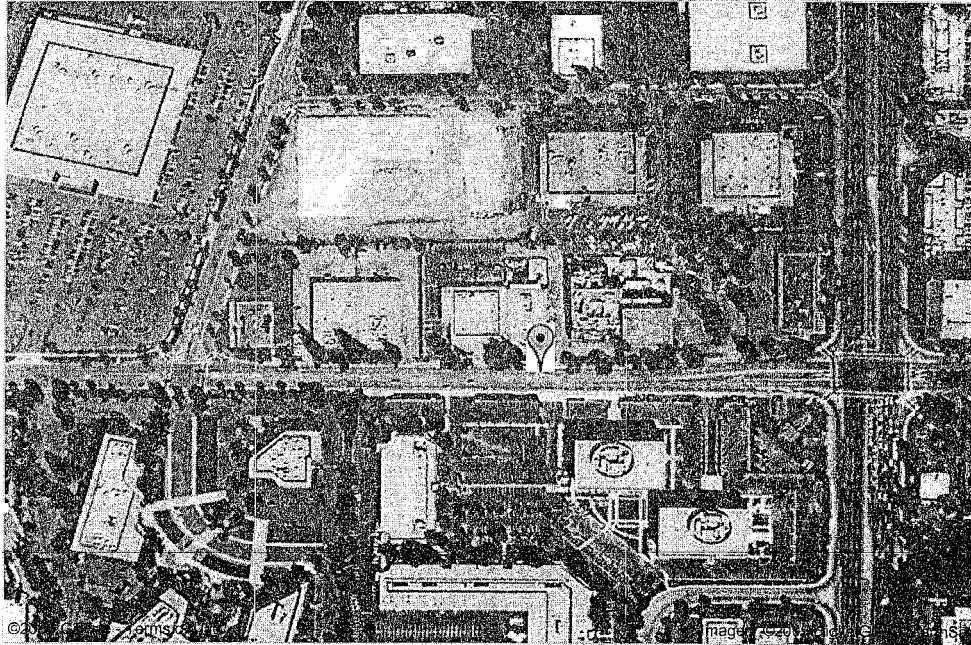
1197 E Arques Ave
Sunnyvale, CA 94085

Grace Adult Day Care Center

Exhibit C



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1155 E Arques Ave
Sunnyvale, CA 94085

Prodigy Child Development Center

Exhibit D



Google Maps
1145 E Arques Ave, Sunnyvale, CA 94085

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1145 E Arques Ave
Sunnyvale, CA 94085

First Korean Church

Exhibit E



Google Maps
1260 Persian Drive, Sunnyvale, CA 94089

ATTACHMENT E

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1260 Persian Dr
Sunnyvale, CA 94089

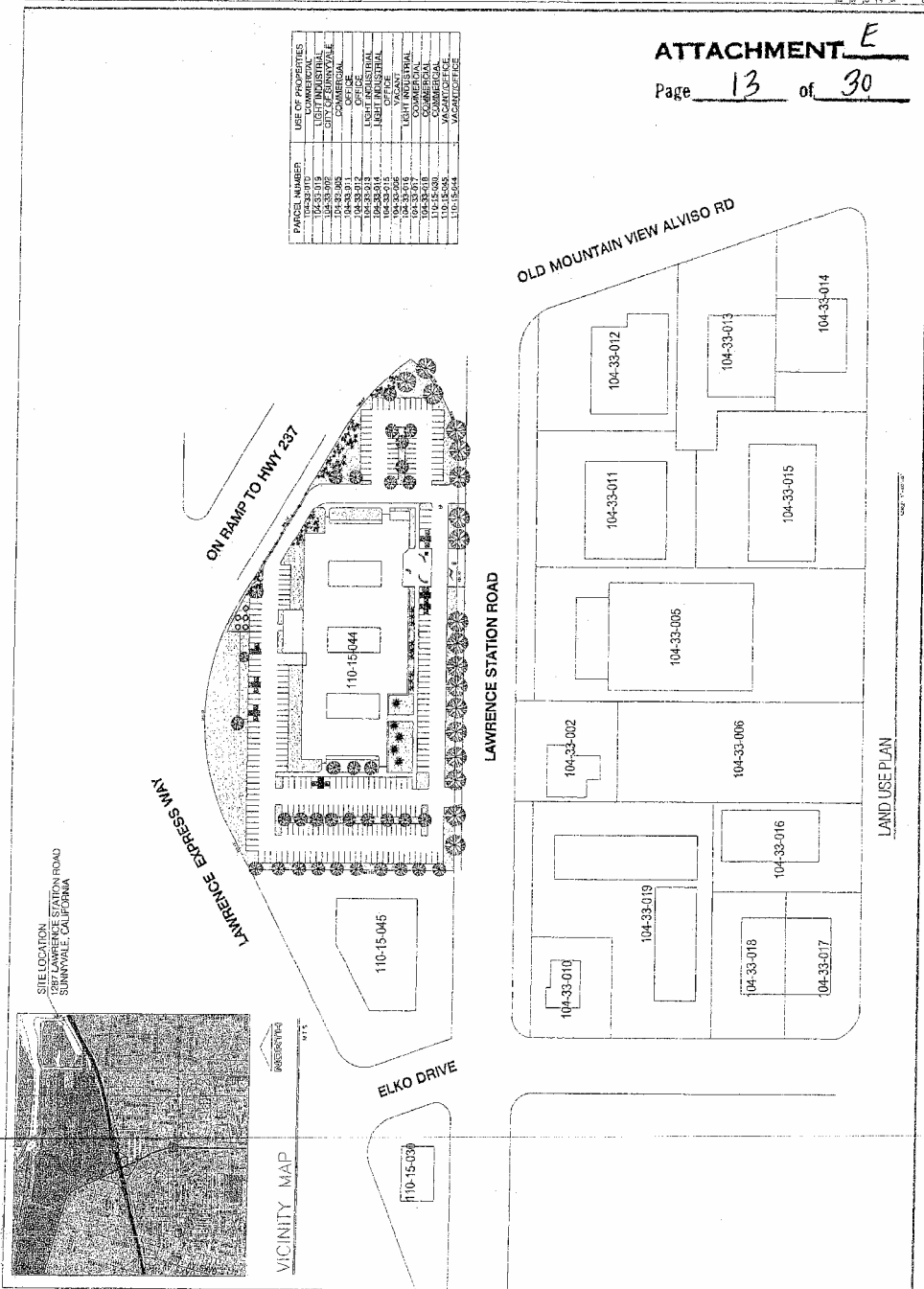
Maranatha Christian Church

Exhibit F

Land Use Plan – 1287 Lawrence Station Road, Sunnyvale

Exhibit G

PARCEL NUMBER	USE OF PROPERTIES
104-33-010	COMMERCIAL
104-33-011	LIGHT INDUSTRIAL
104-33-092	CITY OF SUNNYVALE
104-33-015	COMMERCIAL
104-33-016	OFFICE
104-33-012	OFFICE
104-33-013	LIGHT INDUSTRIAL
104-33-014	LIGHT INDUSTRIAL
104-33-015	OFFICE
104-33-006	VACANT
104-33-016	LIGHT INDUSTRIAL
104-33-017	COMMERCIAL
104-33-018	COMMERCIAL
110-12-000	VACANT
104-33-019	VACANT OFFICE
104-33-014	VACANT



HELP
Senior & Vocational Center

Application for Use Permit

Property Location:
1287 Lawrence Station Road, Sunnyvale California 94089

Applicant:
Mr. Nick Badiee, Trustee of the Badiee Trust

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HELP
Senior & Vocational Center

To: Members of the Planning Commission
City of Sunnyvale,
Sunnyvale California

Date: April 21, 2004

From: Dr. Howard Eldin and Nick Badiie

Re: Application for Use Permit for a Senior Center, Vocational Institute & Humanitarian Center

We are pleased to submit our plans to the City of Sunnyvale to establish a senior center, vocational institute and humanitarian center at 1287 Lawrence Station Road. We plan to partner with the appropriate city entities, local humanitarian organizations with similar goals, and state/federal agencies to provide the services discussed in this application to local communities, especially to the residents of Sunnyvale.

We are choosing to locate our senior and vocational center in the City of Sunnyvale for the following reasons:

1. Many of our supporters and donors either live in Sunnyvale or close to it
2. Availability and affordability of the lease space
3. City Planning Commission's openness, acceptance and support of community service projects such as:
 - Indian Community Center at 285 North Wolfe Road, Sunnyvale, CA
 - Grace Adult Day Care Center 1197 E. Arques Ave., Sunnyvale, CA
 - First Korean Church at 1145 Arques Ave., Sunnyvale, CA
 - Child Development Center at 1185 Arques Ave., Sunnyvale
 - Church at 740 E. Arques Ave., Sunnyvale.

We plan to make this organization and facility an icon of humanity and service to the mankind. We hope that the city planning staff and commission will lend a favorable review to this application and approve the use permit for the said property.

We look forward to working with the appropriate departments of the city government to enhance, modify or alter our plans to meet the safety, planning, traffic and zoning requirement.

Sincerely,

Dr. Howard Eldin and Nick Badiie
HELP Senior & Vocational Center

BACKGROUND

The Badiie Trust has an agreement with Pearson Investment Holdings (owner/seller) of Delaware to purchase the property commonly known as 1287 Lawrence Station Road, Sunnyvale, California (the "Property").

Mr. Nick Badiie, a Trustee of Badiie Trust, is a philanthropist who is dedicated to helping the elderly, disadvantaged and those affected by tragedy. Mr. Badiie is a local businessman who desires to use his resources for the betterment of society. The intention of the Badiie Trust is to allocate a portion of the Property for use by community, social and charitable organizations in order to provide them a much needed home in the City of Sunnyvale.

Dr. Howard Eldin is a retired medical doctor with an incredible resume of international and local accomplishments. Earning Ph.D.s in Epidemiology and Public Health Administration, Dr. Eldin has acted as a Senior Health Consultant for the World Health Organization and as a Medical Commissioner of International Rehabilitation for the United Nations. Dr. Eldin has also used his professional background in planning, organizing and operating many community projects throughout California and the world. Dr. Eldin holds a license from the state of California to operate a 'senior day care' facilities. Being a medical doctor and a senior himself, he has a great passion for helping seniors live a full and productive life. He and his wife have established and operated senior centers in northern and southern California with great success. The following are a partial list of senior and educational centers which Dr. Eldin has had involvement in:

- "Panorama Guest Home for the Elderly," Santa Ana, CA
- "City of Knowledge"(Private K through 12 School), Pomona, CA
- "Gilroy Community Educational and Social Center Project," Gilroy,
- "Burbank Center," San Jose, CA
- "Educational Center in Campbell," Campbell, CA

Dr. Howard Eldin and The Badiie Trust are forming a humanitarian organization, entitled "Help Educate Lead and emPower" (HELP). HELP will occupy approximately 12,000 SF of the Property in order to develop and operate a senior and vocational center. The senior and vocational center will occupy approximately one third of the Property. HELP's activities will be developed in such a way that will not impact the existing use of the businesses in the general vicinity.

The Badiie Trust will lease two thirds of the Property for research, development, offices, storage, light assembly or similar use compatible with the current zoning of the area. The businesses will be operated during the normal business hours (M-F, 9am to 5pm).

SITE OF THE PROJECT

The proposed project is located at 1287 Lawrence Station Road, Sunnyvale, CA 94089, on a large five acre site in a low density area of the city, with easy access from the main roads and freeways. [Lawrence Expressway and & 237]

The existing building is ideal for our intended use. We are attracted by its secluded park-like setting. It has Lawrence Expressway on the West and Highway 237 on the North. A huge parking lot separates it from its few neighbors.

PROPOSED USES:

The following activities are planned:

SENIOR CITIZEN ACTIVITIES

A section of the facility will be set aside to provide activities for senior citizens which include: Health education and maintenance, entertainment, volunteer and vocational training, socializing, dinners, advice related to investments, budget planning, counseling, etc.

COMMUNITY SERVICES

We intend to provide premises at subsidized costs to organizations that provide social services such as:

- a. Drug Counseling
- b. Family Counseling
- c. Counseling for single parents.

VOCATIONAL EDUCATION

We plan to provide vocational training to those who have terminated their education after High School, lost their jobs in recent economic decline or seniors who want to re-train to be productive members of society. The training will include professions that are readily marketable, such as: plumbing, electrical, technicians, drivers, sales, starting and running a small business, etc.

Other Humanitarian Services

Some of the other services we plan to include:

- a. Provide support in the event of a natural disaster, such as acting as a drop off, sorting, packaging and shipping point for food & clothing for the needy
- b. Work with healthcare organizations to provide assistance to the needy in poor countries
- c. Blood donation drives for local hospitals and organizations such as Red Cross
- d. Professional counseling services

Priority and preference will be given to local bay-area organizations serving the cities of Sunnyvale, Santa Clara and Mountain View.

USE PERMIT JUSTIFICATION

1. The proposed use of the property attains the objective and purpose of the general plan of the City of Sunnyvale

Senior Day Care: The senior citizen population is growing as baby-boomers reach the retirement age. In fact, the senior citizen population is not only growing but our seniors are living longer as well, hence creating a greater need of services geared towards this segment of the population. The 2000 United States Census Report provides that seniors constitute approximately 11% of Sunnyvale's population.

Many seniors would like to maintain their independence, retrain themselves and stay active in the job market for less demanding jobs to complement their income or support themselves. Many of the seniors can benefit from education on investing, planning their retirement, protecting their estates and other financial tools. HELP senior center plans to help seniors with the above.

Vocational Institute: As the high technology business base in Silicon Valley continues to go through a decline and export of high-tech jobs continues, the need for vocational institutes increase so that job seekers can retrain in alternate trades to maintain their livelihood and continue residing in this area.

Humanitarian Services: It is important that we devote our resources to support and help the needy around the world. Many poverty or disaster stricken areas of the world are in need of humanitarian efforts such as providing food, clothing, medicine, blood, books and other items.

History of Similar Projects in Industrial Zones

Historically, the City of Sunnyvale has been very receptive and supportive of projects which provide community services even if they are located in industrial zones.

The following are some examples:

Indian Community Center at 285 North Wolfe Road, Sunnyvale, CA

Grace Adult Day Care Center 1197 E. Arques Ave., Sunnyvale, CA

Church at 1145 Arques Ave., Sunnyvale, CA

Elementary School at 1190 Arques Ave., Sunnyvale, CA

Chinese Cultural Center at 1269 Forgewood Rd., Sunnyvale, CA.

Church at 740 E. Arques Ave., Sunnyvale, CA

The above projects and many others that are not listed here provide great services to local communities. One must acknowledge that it would not have been possible if the city of Sunnyvale was not so open and cooperative to such uses.

There are many similarities between the proposed project and the ones listed above. For example:

Chinese Cultural Center at 1269 Forewood Road, Sunnyvale is near by the proposed project and offers similar services, located in the same zone and exposed to similar conditions as the proposed project. It is operated by OCAC of Taiwan to provide community services to Taiwanese community in the Silicon Valley.

India Community Center at 285 N. Wolfe Road, Sunnyvale and the **Church at 740 E. Arques Ave.**, Sunnyvale are located in MS zones and provide excellent services to the their respective communities.

Grace Adult Day Care (1197 E. Arques), **Child Development Center** (1185 E. Arques) and **First Korean Church** (1145 E. Arques) are good examples of City of Sunnyvale's decisions to allow mix uses of the industrial zone. All of them are located in the MS zones and have been operating for a while without negatively impacting the Industrial usage of the area.

Proposed Senior Center

Is located in a very nice area with convenient access from highways 237 and 101. It is within walking distance to the VTA bus routes and light rail.

The project facility has Lawrence Expressway in the west and Highway 237 in the north. The buildings are buffered from the expressway and highway by wide landscape. A fire station is located right across the street from the project facility on the Lawrence Station Road. The building located across the street is being used by Fed-Ex shipping center, which will not be impacted by this project as the entrance to the Fed-Ex trucks is from the back of the Fed-Ex facility.

We expect no detrimental impact of our use to the neighborhood or other industrial uses based on the minor traffic we expect and the fact that the project is surrounded by the Lawrence Expressway and Highway 237 on two sides.

It is important to note that that the area west of the project (other side of Lawrence Expressway) is zoned as residential.

2. The proposed use is desirable and not materially detrimental to the public welfare or injurious to the property and others in the close vicinity or zoning district.

Two thirds of the Property will be leased for use as research, development and office that is compliant with the current zoning of the area and the property. Although the current zoning is for industrial uses, the businesses actually occupying the surrounding properties are mostly being used for office and R&D purposes. Our proposed use would in no way limit or inhibit any such businesses from occupying adjacent properties.

HELP senior and vocational center will tailor its activities to maintain and support the existing use of the building and the area. The proposed use of the above facilities is perfectly in line with the priorities of the City of Sunnyvale and welfare of its residents.

We intend to partner with the following programs or entities to serve the local community:

Seniors:

- Santa Clara Social Services
- Outreach Transportation Services
- Adult Independence Development
- Senior Nutrition Program
- Project Match for Seniors
- Senior Lunch Program

Vocational/Job Training:

- State EDD
- NOVA
- Bill Wilson Center (Youth)
- Sunnyvale Community Services
- Friends of Youth
- Social Advocates for Youth
- SNAP program

Humanitarian Services (Blood, Food, Medicine, Books and Clothing donation drives):

- Salvation Army
- American Red Cross
- Second Harvest Food Bank

PARKING REQUIREMENTS

The property has a huge parking area with adequate parking for the intended use. Total parking spaces are expected to be around 270 (compact/large).

Parking and Traffic Analysis:

Currently, the Property has 270 regular and compact size parking spaces. We plan to designate appropriate number of parking spaces for handicap use as per city requirements. Our estimate is that current parking will be enough to support the anticipated vehicular traffic.

It should be noted that we anticipate and will encourage a large majority of the seniors (70-80%) attending the senior day care center not to drive themselves. They will either be transported by their families, by Reachout shuttle service or the transportation arranged by HELP senior and vocational center staff (cab or volunteer driver). We will offer senior workshops discussed earlier during the senior day care hours.

Vocational institute programs and classes will be offered in the evenings (after 6pm) or on the weekend in order to reduce the peak-hour traffic and allow working people to benefit from our services. We also expect and will encourage that many of the participants of the vocational institute use public transportation.

All the humanitarian work will be performed in the evenings and on the weekends. Volunteers for the humanitarian activities will be encouraged to carpool or use public transport.

Alternate Transportation

We will develop and implement the following traffic reduction plan:

- Run shuttle services during the peak use of the Property to and from Tasman/Lawrence light rail station on Tasman Road.
- Run shuttle services during the peak use between the Property and the bus stop on Lawrence Expressway for the VTA route 120/121/122 and 321/328. These bus stops are walking distance from the facility.
- Designate an area for the shuttle and drop-offs.
- Educate the users of the Property about the use of public transport such as VTA, Caltrain, Light-rail, carpooling, etc.
- Provide fliers and post maps and schedules of VTA bus routes in a common area on the site.
- Post alternate transportation (public) information on the web-site.
- Provide/sell and promote light-rail tickets, Eco-Passes and monthly bus passes with discounts.
- Post sufficient volunteers during peak use hours to direct cars, bicycles and foot traffic, similar to a valet service.
- Provide on-site bike rack to accommodate bike parking.

We will be delighted to work with the city traffic department to enhance our traffic reduction plans in order to meet city requirements.

Parking analysis:

USE	Area Sq. Ft.	Parking Ratio	M - F 8A to 5P	M - F 6P to 9P	Weekend
Leased Office (R&D) Space	23,230	350	67	0	0
Badiee Trust	21,012	225	94		Partial use during weekend 20 spaces
Senior Citizen - Recreation/assembly - Dinning	2,090 2,090	21	98 (8am to 12pm) 98 (12pm to 2pm)	98	98
TOTALS	48,422		259	98	118

Senior and Vocational Center Usage:

Recreation/assembly hall will be used to host the seniors during the day and the dinning hall will be used in the afternoon for lunch and post lunch activities. It should be noted that ONLY one of the halls will be used at one time. Dinning hall be converted to seminar/class room in the evening and weekend. One of the conference rooms near dinning hall will be used for group discussions, counseling and smaller workgroups for vocational activities.

This area will require a maximum of 98 parking spaces during the day-time (see proposed floor plan).

Humanitarian Activities:

Storage rooms, sorting room and office area in the west wing of the building (see proposed floor plan) will be utilized during weekends for sorting, packaging, labeling, shipping and administrative activities.

The parking for this area is already included in calculations for the Badiee Trust parking.

Legal Description

Commonly Know as 1287 Lawrence Station Rd. Sunnyvale, California.

APN#: 110-15-044

ARB# 110-15-x34 Book 495

Land: 5 Acres (approx.)

Building: 48,422 SF (one small section of the building has two stories)

Project Description

Use of Facilities

Use Compliant with the current city zoning/use (R&D)

Lease for R&D:	41,242 SF
Administration:	3,000 SF will be used by HELP Senior Center for administrative offices, copy room, computer room, record room, networking center and electrical control room.
Total:	44,242 SF

Used for Senior Center project (application for USE PERMIT)

HELP Senior Center:	4,180 SF (one recreation hall and one dinning hall not use simultaneously)
Vocational Institute:	4,180 SF (Recreation and dinning areas will be used for this activity)
Humanitarian Services:	4,000 SF will be used for storage, sorting and packaging of the donated items such as canned food, cloths, blankets, medicine, etc.

Appendix H

Environmental Information Form

Date Filed _____

General Information:

- 1) Name and address of the developer:
 - o Nick Badiie and Howard Eldin, 1604 Babero Ave., San Jose, CA 95118
- 2) Address of the Property:
 - o 1287 Lawrence Station Rd., Sunnyvale. APN# 110-15-044, ARB#: 110-15-x34 book 495
- 3) Name and address of the contact person:
 - o Dr. Howard Eldin 380 N. lake Dr. #28, San Jose, CA 95117
- 4) Name and address of the current legal property owner:
 - o Pearson Investment Holdings, Inc. One Lake St. Upper Saddle River, NJ 07458
- 5) Indicate number of the permits required: N/A
- 6) List and describe other permits required: None
- 7) Existing Zoning: MS
- 8) Present use: R&D, Office
- 9) Proposed use of the site:
 - o Lease one third of the facilities for use as Senior Day Care, Vocational Institute and Humanitarian Services such as food/medicine/clothing/blood drives.

Project Description:

- 10) Net Lot area: 5 acre
- 11) Building square footage: 48422 SF
- 12) Number of floors: 1 floor in 80% of the area, small area with two floors.
- 13) Amount of parking: Standard_187_ Compact_83

Appendix H

Environmental Information Form

14) Proposed schedule: June/July-05

15) Anticipated incremental development: None

16) Residential units: None

17) Commercial: None

18) Industrial, indicate type and estimated employment:

- o Office, R&D normal business hours (M-F, 8-5): 150 employees

19) Institutional:

- o Senior Center and vocational Inst. (M-F, 9-6) 50-100 people
- o Vocational and other services (Sat/Sun, 9-9) 50-100 people

20) If the project requires variance, conditional use or rezoning application state and indicate why application is required:

- o Two third of the facility will be utilized for R&D, which is compliant with the current zoning
- o Less than one third of the facility will be used as senior center and vocational institute that requires Use Permit in MS zone.

Are the following items applicable to the project or its effects?

- | | |
|--|----|
| 21) Changes in features | NO |
| 22) Changes in views or vistas | NO |
| 23) Change in pattern/scale | NO |
| 24) Significant amount of waste | NO |
| 25) Change in dust, ash, smoke | NO |
| 26) Change in over and underground water and drainage patterns | NO |
| 27) Change in noise and vibration levels | NO |
| 28) Site on filled land | NO |
| 29) Use of Haz-Mat and disposal | NO |
| 30) Change in fire, police, water, sewer services | NO |
| 31) Increase in fossil fuel consumption | NO |
| 32) Relationship a larger project | NO |

Appendix H

Environmental Setting

- 33) Describe the project as it exists today
- Existing structure is a typical office building with ample parking, landscaping, fire exits, and driveways/exits.
 - Building structure has been in use for R&D purposes
- 34) Describe the surrounding properties
- Land use is MS zone
 - West: Lawrence Expressway and Residential trailer park
 - East: FedEx shipping office, Fire Station, NetD (communication hardware/software, Netoptics (electronics), JumpUSA (sporting goods)
 - East: Restaurant
 - South: A vacant R&D building
 - North: Ramp to highway 237

Attachments:

PHOTOGRAPHS:

Pictures displaying several views of the subject facility are attached

DRAWINGS:

The following B-size drawings are submitted as part of this application package:

- A1 Site Plan
- A2 Elevations
- A3 Existing First Floor Plan
- A4 Existing Second Floor Plan
- A5 Proposed use of the First Floor Plan
- A6 Proposed use of the Second Floor Plan

Others:

- Signed Application
- Project Data Sheet
- Landscape Plan
- Arborist Report
- Architectural Drawings
- Certification